



**Planning Commission
Minutes of the September 17, 2015 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Bianca at 5:35 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

Planning Commission Chairman

Damian Bianca, CAPZO	Present
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Planning Commission Vice-Chair

Stephen Brooks, CAPZO	Present
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City Council Member

Michael Potter, CAPZO	Present
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Tim Cowles, CAPZO	Present
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Cynthia McCollum, CAPZO	Present
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Steve Ryder, CAPZO	Present
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Cameron Grounds, CAPZO	Present
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Lewie L. Bates, CAPZO	Present
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Troy Wesson, CAPZO	Present
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PLANNING STAFF PRESENT

Amy Sturdivant, Director of Planning; Gary Chynoweth P.E., Director of Engineering; Johnny Blizzard, AICP, Senior Planner; Kelly Butler, City Attorney; Ross Ivey, Assistant Planner; Megan Zingarelli, Assistant City Attorney

REGISTERED PUBLIC ATTENDEES

Tim Holcombe, Steve Smith, Dennis James, Shantel Layman, Chris Moore, Carol Rhea

ACCEPTANCE OF THE AGENDA

Chairman Bianca accepted the agenda as presented and proceeded with regular business.

COMMENTS

There were no comments from the Commission.

APPROVAL OF THE MINUTES

Councilman Potter moved to approve the minutes of the August 20, 2015 Regular Meeting minutes. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Abstain
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Abstain
Motion Carried	

OLD BUSINESS

There was no Old Business to discuss.

PUBLIC COMMENTS

There were no comments from the public.

PUBLIC HEARINGS

There were no public hearings at this meeting.

NEW BUSINESS

Consultant Carol Rhea of Orion Planning Group, led the meeting with the Planning Commission, Staff Members, and West Side Master Plan Steering Committee regarding the *West Side Master Plan*. The meeting was an interactive, workshop style format. Ms. Rhea first discussed the overall purpose of the *West Side Master Plan* and everyone's role in taking part in the plan process. She highlighted the planning area boundaries and some issues as well as topics of discussion. A project schedule and next steps itinerary was also presented.

Ms. Rhea provided a graphic of the planning area showing that as depicted in the city's 2012 Growth Plan, the Western Growth Key Development Area includes a significant part of the city and is also a focal point of future growth for the City of Madison. The attendees of the meeting all were in agreement that this area has been experiencing rapid growth and that a Master Plan is important for the City plan, adopt and implement.

Ms. Rhea highlighted key points from the Madison Growth Plan, which was adopted by the Planning Commission in late 2011. Some of the key points within this focus area from that plan include and were discussed: protection of a rural edge; identify key locations for commercial developments; avoid overdeveloping retail; and an opportunity to "get it right." Further discussion evolved on these topics such as how the "rural edge" has been moving and even disappearing to residential development and participants explored areas that should possibly be protected or preserved.

Discussion then covered important points including: density; mixed use; commercial development; active transportation; road networks; roundabouts; parks, trails, and open space; amenities; rural preservation; provision of utilities; industrial uses and industrial preservation (reservation of land for future industrial); and historic preservation. Attendees discussed and expressed favor for parks, trails,

and greenways, noting these elements should be explored in detail and a few suggestions about where they should be implemented into the development area. Economic Development was also discussed and the attendees were in agreement that, "the quality of life will drive future economic development," within the area.

The following list of discussion questions were presented and discussed:

1. What are your thoughts on how the West Side is currently being developed, including both positive and negatives?
2. What types of future land use make the most sense?
3. Should the plan include a priority growth area?
4. Where should new roads be? What roads should connect?
5. Where should new trails be? What should they connect to?
6. How should sidewalks be designed and where should they be located?
7. Should impact fees be considered?

The group felt that impact fees and/or a similar measure of infrastructure capacity planning were an important measure to consider, but that the implementation needs to correctly suit the City of Madison. The issue of improving roads and infrastructure was also discussed and the group felt that it would be very important to have a good road network to support the area. The group expressed that they would like to see some commercial development within the *West Side Master Plan* and that daytime workforce would be required to support the existing, as well as new, commercial development. A new school was mentioned as something that may be needed in the future because the Madison City School System has seen roughly 250 new students a year for the past 3 years. To conclude the meeting, the group mentioned the possibility of not annexing any new land for residential use in this area until the plan has been completed, acknowledging that would be an action or policy set by City Council.

Following the discussion topics, some of the "next steps" and logistical items were discussed for moving forward.

ADJOURNMENT

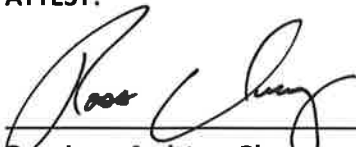
Chairman Bianca adjourned the meeting at 7:00 p.m.

Minutes Approved



Damian Bianca, Chairman

ATTEST:



Ross Ivey, Assistant Planner and Recording Secretary